



#### HISTORIC PRESERVATION COMMISSION

Anne Bilsborrow  
Elias Y. Esquer  
Bob Gasser, Chair  
Charlie Lee, Alternate  
Dan Killoren  
Kriste Melcher  
Ann Patterson  
Liz Wilson, Vice-Chair

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#### HISTORIC PRESERVATION OFFICE

Amy Douglass  
Hunter Hansen  
Joe Nucci  
Mark C. Vinson

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The City of Tempe is a  
Certified Local Government,  
in association with the United  
States Department of the  
Interior / National Park Service

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Tempe Historic  
Preservation Office  
Community Development  
Department  
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## Tempe Historic Preservation Commission [Tempe HPC] MEETING MINUTES

Meeting Date: Thursday, November 12, 2009

Location: Hatton Hall  
34 East Seventh Street

Commissioners  
Present: Anne Bilsborrow  
Elias Y. Esquer  
Dan Killoren  
Ann Patterson  
Liz Wilson

Alternates  
Present: Charlie Lee

Staff Present: Dr. Amy Douglass, Hunter Hansen,  
Joe Nucci, Mark Vinson

Call to Order: 6:04 PM, Liz Wilson, Vice-Chair

### 1. Call to Audience

- No public comments

### 2. Approval of HPC Minutes: 10/08/09 Tempe HPC meeting

**MOTION:** TO APPROVE THE 10/08/09 MINUTES AS WRITTEN [DK], SECOND [CL]

**APPROVED:** UNANIMOUSLY, [6-0]

### 3. Discuss and Consider Tempe Pass-thru Grant to Convert Tempe MRA to MPDF

Update on employing student intern

- Commissioner Killoren worked w/ ASU Public History Professor Nancy Dallett who provided names of 3 student candidates; 2 were interviewed; 1 withdrew from consideration
- HPO is considering hiring 2 interns to accomplish multiple tasks
- 3 historic plats that make up Maple-Ash, properties along Old Bankhead Highway, and outlying properties along Apache are focus of Pre-1941 survey + inventory work
- National Parks Service / SHPO uses MPDF format vs. MRA format – the current format Tempe used in 1997 Tempe MRA
- Looking for properties to stand on their own vs. being evaluated as contributing to a district
- Positions funded for 30-35 weeks @ apx. 10 hrs. / week
- Match portion required for Fed Pass-Thru coming from SRP-MIC 'Gaming Grant'
- Obligation / commitments include [1] SHPO = survey and inventory work; [2] SRP-MIC = NRN for the Tempe [Hayden] Butte
- \$16,770 total budget @ \$14 / hour = 1,500 hours funded
- Everything is funded as of today; in allocated account
- Offers to candidates to be made this week

### 4. Discuss and Consider Strategy for Pre-1941 THPR Designations

Plan to promote designation and listing of individual properties

- Total properties in Tempe = 66,000+; less than 250 exist from pre-1941
- Rarity considers 'last surviving examples of once common type'; 1/10<sup>th</sup> of 1% of properties
- For example – property owner Karen Gitlis, just submitted THPR nomination for property at 1206 S. Ash Avenue in Maple-Ash; one of the pre-1941 properties; first Neighborhood Meeting at December HPC meeting, Public Hearing at January HPC meeting

- Douglass / Gitlis House is third individual THPR listing initiated in 2009
- Listing under 'Criteria C: Architecture, material, methods'; as properties become increasingly rare, more allowances are made for changes and modifications

#### 5. Discuss and Consider Relocation of Valley National Bank Landmark Dome

Determine commission support for Chair to send letter to ASU from Tempe HPC

- ASU has relocated + reconstructed geodesic dome as shade pavilion @ Vista del Sol project [south of Apache Blvd]
- Patterson: *NY Times* article on "Stateside Home Is Proposed for South Pole Dome" research facility to be decommissioned and reassembled stateside – emphasizes fact this geodesic typology is designed with capacity to be temporary / portable
- Q: Should we write President Crow to thank him for time and attention in reassembling dome?
- C: We've lost a significant landmark, and managed to save + relocate an artifact which constitutes a loss from a Preservation perspective
- ASU's 'Town and Gown' relationship is of major importance; upcoming projects including Harrington-Birchett House @ Block 12 and possible support for Tempe (Hayden) Butte National Register nomination
- Foster healthy communication and support with ASU

**CONSENSUS:** For staff to develop a draft letter for Commission review at the next HPC meeting.

#### 6. Discuss and Consider Designation & Listing of Hayden Flour Mill + Silos

Recommend completion of designation with second public hearing and council action

- Q: Where have we left current / pending application to THPR? A: There was unanimous support from all Boards + Commissions; then introduced and first public hearing at City Council who elected to continue the case.
- We should renew this application for most prominent Tempe landmark / Mill Avenue's namesake; doesn't make sense not to have it listed
- HPC should be advocating for preservation of historic resource
- Property is eligible for designation
- Economic burden and economic pressures effect the final design; perceived by previous developer
- No current / outstanding permit exists; time of performance has expired; a new and original development agreement may be required
- Preservation measures will likely be included in any future development agreement
- Consensus for Gasser / Salomone to contact Mayor's office to secure commitment to hold the second public hearing at council and complete designation and listing of the Flour Mill + Silos in the Tempe Historic Property Register

**MOTION:** TO RENEW THE COMMISSION RECOMMENDATION TO DESIGNATE AND LIST THE HAYDEN FLOUR MILL + SILOS IN THE THPR. **APPROVED:** UNANIMOUSLY [6-0]

#### 7. Discuss and Consider HPC Actions at Ad Hoc and Council Committees: - INFORMATION ONLY

- Gasser update on Papago Park Master Plan Committee Ad Hoc Committee
- Gasser update Neighborhood Parks Rehabilitation & Maintenance CC
- Esquer update Transportation CC
- Killoren update Technology, Economic & Community Development CC
- Killoren update Mill & Lake District Working Committee
- NEED HPC REP FOR Education Partnerships CC
- NEED HPC REP FOR Quality of Life Working Committee
- Patterson update Sports, Recreation, Arts & Cultural Development CC
- Patterson update Community Sustainability Working Committee
- Wilson update Housing Council Committee

#### 8. Discuss and Consider Chair / Staff Updates:

- Meeting with the Mayor to discuss HP Bond Funding TBD – confirming date through Chris Salomone + Mayor's Office for meeting with HPC

#### 9. Current Events / Announcements / Future Agenda Items - INFORMATION ONLY

- Member Announcements
  - Hayden Flour Mill & Silos – designation & listing

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- Sandra Day O'Connor House – designation & listing schedule as agenda item for December
- Staff Announcements – one HPC Alternate opening for professional needed to fulfill ordinance requirement
  - HP Plaque Program update – HPO at Foundation 11/18/09; sample plaques presented
  - RAHD Design Guidelines – Neighborhood Meeting 11/17/09; 3<sup>rd</sup> presentation of draft; will not be the last
  - TE&CD Council Committee – HPO Update 12/11/09; HPC invited to bring presentation on what Preservation is doing; check status
- Next HPC Meeting Date Thursday, 12/10/2009 6:00 p.m. Hatton Hall

**Meeting adjourned at 8:05 PM**

*Minutes scheduled for Tempe HPC approval on 12/10/2009.*



**Liz Wilson, Vice-Chair**

Rdevpub/HistoricPreservation/HPCmins111209.doc

HPCmins111209.doc filed City Clerk 12/11/09 Fillmore, Karen & posted to [www.tempe.gov/historicpres](http://www.tempe.gov/historicpres)

Draft issued for review comments to:

Review comments received from:

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## FREQUENTLY USED ABBREVIATIONS OR ACRONYMS

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**CDD** – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects, as well as the Community Design Studio / City Architect. The Tempe Historic Preservation Office is an agency of the Special Projects Division.

**CLG** – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs and entitled to comment on NR and other SHPO activities within their boundaries. The City of Tempe became a CLG in 1995.

**DDA** – Development & Disposition Agreement: a redevelopment contract between the City and one or more developers or redevelopers specifying terms and conditions for construction or reconstruction.

**DSD** – City of Tempe Development Services Department: dealing with Building Safety, Land Use, Planning and Zoning

**DRC** – City of Tempe Development Review Commission: volunteer board advising Mayor and Council on matters related to the built environment and administration of General Plan 2030 and the Zoning and Development Code.

**HPAC** – Historic Preservation Advisory Committee: Arizona State Parks is governed by the State Parks Board and receives direction and oversight from several advisory committees and groups such as the Historic Preservation Advisory Committee.

**IEBC** – International Existing Building Code: adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.

**IRS** – Issue Review Session: informal Mayor and Council public meeting where members of the public may come forward and talk with City Council during the “Call to the Audience” prior to regular Council meetings.

**PAD** – Planned Area Development: site plan overlay to define development standards for a specific project.

**SHPO** – State Historic Preservation Office: a division of Arizona State Parks, responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources; established by the National Historic Preservation Act of 1966.

**SRP-MIC** – Salt River Pima-Maricopa Indian Community: created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.

**Tempe HPC** – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments; charged with administering the Tempe Historic Preservation Ordinance and Plan, as well as advising Mayor / Council on all matters related to historic preservation

**Tempe HPF** – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 “The Tempe HPF advocates preserving Tempe’s at-risk historic properties and supporting worthy preservation projects through education, community participation, and fundraising.”

**Tempe HPO** – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe’s prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities; provides staff support to the Tempe HPC.

**THM** – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.

**TOD** – Tempe Transportation Overlay District: placed to encourage appropriate land development and redevelopment consistent with and complementary to the community’s focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City; typically in association with the light rail.

**ZDC** – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe; establishes zoning districts and development standards.